HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Ghyll House Farm, Limekiln Farm Broadwater Lane Copsale West Sussex
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 4, 5, 6, 7, 9, 12, 13 & 14 to approved application DC/23/1325
REFERENCE:	DISC/24/0212
RE-CONSULTATION:	1st set of comments in black 2nd set of comments in blue
RECOMMENDATION:	No objection

SUMMARY OF COMMENTS & RECOMMENDATION:

2nd set of comments

We are satisfied that all previous comments have been addressed, with the exception of the provision of a plant schedule. However, this outstanding point is deemed minor on this occasion given that indication of the type of species and final size has been provided, giving the council enough detail to secure the implementation of the hedgerow should it be necessary. Therefore we are satisfied the information provided is sufficient to discharge the requirements of conditions 4, 7, 9 and 12.

1st set of comments

We are satisfied with the details submitted under condition 13 and 14. We do not wish to comment on conditions 5 and 6.

Modification and more information is requested in regard to conditions 4, 7, 9 and 12. Please see details below.

MAIN COMMENTS:

Conditions 4, 7, 9 & 12

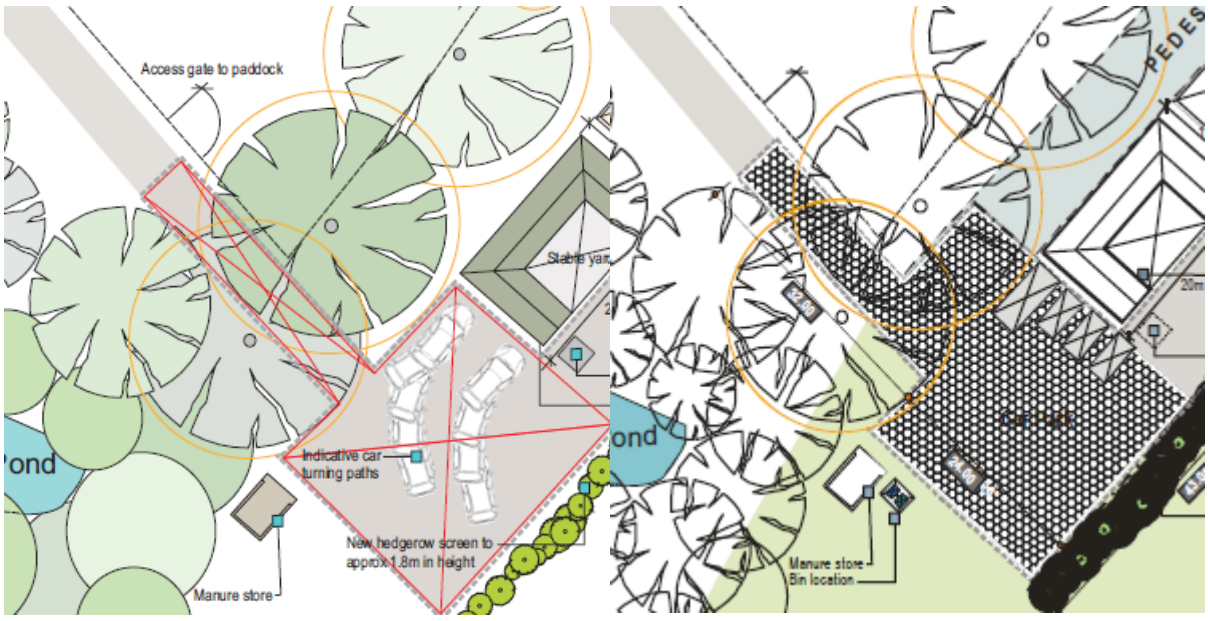
1. We note and welcome the High Weald palette, however a schedule of plants detailing species to be planted, proposed plant sizes and numbers per linear meter. must be provided. Please note there is an expectation that the new hedgerow is double staggered. Details have been amended to reflect double-staggered planting for 43m, however a schedule has not yet been provided detailing chosen species from the palette as well as proposed plant sizes and numbers per linear meter. We would therefore advise 5 60-90cm whips per linear meter, offset by approximately

30cm. All species listed in the High Weald Palette are recommended to be used, though it should comprise a minimum of 5 of these species, with a 50-75% proportion of hawthorn and blackthorn. These details are no longer required to be submitted but are recommended to be adhered to.

2. We note discrepancy with the Biodiversity Enhancement Strategy and request that details are consistent with Soft Landscaping plans. Please address the following:
    a. Wildflower grassland is proposed over area marked as 'pedestrians and horses only'. We recommend that mown paths are clearly indicated so as to avoid trampling (thereby ensuring successful establishment) and details added to the Soft Landscaping plan, schedule and specification. Otherwise, an alternative grass specification may be necessary and wildflower grassland located elsewhere. Closed, with thanks.

    b. Euronymous japonicus and Lonicera nitida are proposed within the hedgerow. These species are unsuitable for the location, particularly given the location in proximity to Ancient Woodland. Please select species only from the High Weald palette as provided, ensuring consistency with the Soft Landscaping plan, schedule and specification. Closed, with thanks.

3. We note significant encroachment of the car park area within the RPA of T2 [below, right]. Please amend to reflect the area approved under DC/23/1325 [below, left] and detail fencing around the perimeter so as to prevent further encroachment. As previously commented, these mature trees are highly significant to the contribution they make to the character of the area but also their role in enclosing the site from view. It is recommended that their retention and integrity is demonstrated as their root protection areas are sensitive to disturbance and activity.
Closed, with thanks.



4. Please mark post and rail fence and sheep fence clearly in plan. In addition, the sheep fencing spec sheet (as referred to in the key) is requested.
Closed, with thanks.

Additional comments

5. We note that no external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority, however motion-sensitive security lights are mentioned as a possibility within the application. Due to potential light intrusion within the rural setting, we recommend the following for external lighting in a countryside location to mitigate adverse landscape effects, based on guidance from SDNP Dark Skies Technical Advice Note Version 2 and The Bat Conservation Trust guidance note 08/23. Please note that if external lighting is proposed, location and specification must be provided that comply with the following:
    a. 3000Kelvin or lower.
    b. 500 Lumens or below.
    c. Shielding such as cowls, baffles or back shields to limit visibility.
    d. Where appropriate, use of motion/proximity sensors and set to as short a possible a timer as a risk assessment will allow. For most purposes, a 1 or 2 minute timer is appropriate.
    e. Horizontally mounted luminaires with no light output above 90° and/or no upward tilt.

    Closed, with thanks.

RECOMMENDED CONDITIONS: N/A

NAME:	Elly Hazael Trainee Landscape Architect (Planning)
DEPARTMENT:	Specialists Team - Strategic Planning
DATE:	19/09/2024 29/10/2024
SIGNED OFF BY:	Inês Watson CMLI Specialists Team Leader (Landscape Architect)
DATE:	20/09/2024 31/10/2024